

BMO Harris Bank, N.A. as successor  
to M&I Marshall & Ilsley Bank,

Plaintiff,

vs.

Case No. 12-CV-2699

Joseph L. Phelan and Jean A.  
Phelan, husband and wife,

Defendants.

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2013 MAR 11 AM 10:31  
WAUKESHA SHERIFF  
PROCESS DIVISION

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on October 19, 2012, I will sell at public auction in the Main Lobby of the Sheriff's Dept. Justice Center Door No. 8, located at 515 West Moreland Boulevard, Waukesha, WI 53188, on

May 1, 2013

at 10:00 a.m., all of the following described premises, to wit:

Lot 1, Block 2, Mission Hills, being a Subdivision of a part of the Northeast 1/4 of Section 26, in Township 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, State of Wisconsin.

Tax Key No. EGV 1109-100

**THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH or CASHIER'S CHECK (10% downpayment at sale, balance due within ten (10) days of Court approval).

DATED at Waukesha, Wisconsin, on March 5, 2013.

/s/ Daniel Trawicki **Daniel J. Trawicki**  
Sheriff of Waukesha County, Wisconsin

BASS & MOGLOWSKY, S.C.,  
Attorneys for Plaintiff

The above property is located at 14755 Juneau Boulevard, Elm Grove, WI 53122.

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt that you owe to said creditor. We are attempting to collect such debt and any information obtained from you will be used for that purpose.